## A Portion of the N.W.1/4, N.W.1/4, Washington

OF Sec.21, T.31 N., R.5 E., W.M. TREASURE'S CERTIFICATE:

IN ACCORDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

8-23-02

THE NORTH-264 FEET OF THE SOUTH 384 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT THE SOUTH 204 FEET OF THE WEST 270 FEET THEREOF; AND EXCEPT THE 35TH AVE. N.E. ALONG THE WEST SIDE.

PARCEL B

PARCEL -A

THE WEST 270 FEET OF THE SOUTH 204 FEET OF THE NORTH 264 FEET OF THE SOUTH 384 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AND EXCEPT 35TH AVE. N.E. ALONG THE WEST SIDE. -

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAURENCE W. ROMO, CHARLOTTE D. -ROMO, GREGORY L. ROMO AND MARY ANN ROMO, HUSBANDS AND WLVES RESPECTIVELY THE UNDERSIGNED OWNERS IN FEE SIMPLE AND COASTAL COMMUNITY BANK, MORTGAGEE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CERTIFY THAT THE SUBDIVISION IS MADE WITH THEIR FREE -CONSENT AND IN ACCORDANCE WITH THEIR DESIRES. THE UNDERSIGNED DEDICATE -TO THE CITY OF ARLINGTON FOR THE USE OF PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, ALL SANITARY SEWER LINES AND EASEMENTS CONSTRUCTED OR SHOWN ON THE PLAT, FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THEIR USE AS STREETS, A SANITARY SEWER SYSTEM AND A WATER SYSTEM, RESPECTIVELY, AND ALSO THE RIGHT TO DRAIN ALL STREETS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE UNDERSIGNED WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

FURTHERMORE IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 19+ DAY OF \_\_\_\_\_\_, 2002.

HUSBAND AND WIFE

GREGORY E. AND MARY ANN ROMO HUSBAND AND WIFE

COASTAL COMMUNITY BANK '

GENERAL NOTES:

. INSTRUMENTATION FOR THIS SURVEY WAS A ONE-SECOND TOTAL STATION. PROCEDURES FOR THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE REDIVIDED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCE OF THE CITY OF ARLINGTON.

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, JON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND --- ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

5. NO USE MAY BE MABE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH - USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE-EMANATIONS, -LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

FOLLOWING ORIGINAL REASONABLE GRADING-OF ROADS AND WAYS HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO-DISCHARGE UPON ANY PUBLEC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER-OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE-STSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND-RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF OR-CONNECTION TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF AT THE EXPENSE OF SUCH OWNER.

PURCHASERS OF LOTS WITHIN THIS PLAT ARE HEREBY NOTHFIED THAT A SCHOOL MITIGATION FEE IS DUE AT THE TIME OF ISSUANCE OF BUILDING PERMIT. THIS-PAYMENT SHALL BE MADE TO THE CITY OF ARLINGTON, WHO - WILL ADMINISTRATE THESE FUNDS FOR TRANSMITTAL TO THE ARLINGTON SCHOOL DISTRICT.

SUBJECT TO THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AF#356191

SUBJECT TO THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AF#9808060558.

EASEMENT PROVISION:

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO ALL UTILITIES INCLUDING SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

BOB DANTINI TREASURER, SNOHOMISH COUNTY

DEPUTY TREASURER, SNOHOMISH COUNTY

City ENGINEER <del>RECTOR OF PUBLIC WORKS</del> APPROVAL:

EXAMINED AND APPROVED THIS 207 DAY OF \_ ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY. AND AS TO THE DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST

THE PROPERTY DESCRIBED HEREIN ACCORDING TO THE BOOKS AND RECORDS OF MY

OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2003 TAXES.

BIRECTOR OF PUBLIC WORKS CITY ENGINEER CITY OF ARLINGTON

PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED THIS 22th DAY OF QUEUET IN COMPLIANCE WITH ALL TERMS OF PRELIMINARY APPROVAL OF THE PROPOSED SUBDIVISION.

PLANNING COMMISSION

CITY COUNCIL APPROVAL:

EXAMINED AND APPROVED THIS 20\_ DAY OF AUGUST. COUNCIL FINDS IN ADDITION THAT THE PLAT OF POINT RILEY IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

> CITY COUNCIL CITY OF ARLINGTON MAYOR.

LAND SURVEYOR'S CERTIFICATÉ:

LHEREBY CERTIFY THAT THE PLAT OF POINT RILEY IS BASED UPON AN ACTUAL SÜRVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Aub T Zoot

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8-07-02

AUGUST, 2002, AT 3:48,M. AND RECORDED IN VOLUME \_\_\_ OF PLATS, PAGE(S)

RECORD'S - OF-SNOHOMISH COUNTY - WASHINGTON.

SNOHOMISH COUNTY AUDITOR

## PLAT OF POINT RILEY A Portion of the N.W.1/4, N.W.1/4, OF Sec.21, T.31 N., R.5 E., W.M. Snohomish County, Washington

ACKNOWLEDGMENT:
STATE OF WASHINGTON )

COUNTY OF SNOHOMISH

DATE: August 19 7002

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

F. Anate Richaus NOTARY NAME TO BE PRINTED

RESIDING AT: Showed Could

MY APPOINTMENT EXPIRES: 4-5-04

F. ANNETTE RIEBAUT NOTARY PUBLIC.
STATE OF WASHINGTON COMMISSION EXPIRES
APRIL 5, 2004

- - - - - - -

ANNETTE RIEBAU

NOTARY PUBLIC

1 COMMISSION EXPIRES

STATE OF WASHINGTON

APRIL 5, 2004

ACKNOWLEDGMENT:

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH )

I CERTIFY THAT GREGORY L. AND MARY ANN ROMO, HUSBAND AND WIFE, ARE THE INDIVIDUALS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: AUSUST 19 7002

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

T. PARY NAME TO BE PRINTED

RESIDING AT: Change Cash

MY APPOINTMENT EXPIRES: 4-5-04

ACKNOWLEDGMENT:

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

A. KICKED LAND. IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_\_\_\_ OF COASTAL COMMUNITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY NAME TO BE-PRINTED

RESIDING AT: States Coulty

MY APPOINTMENT EXPIRES: 4-5-0-1

DEDICATION

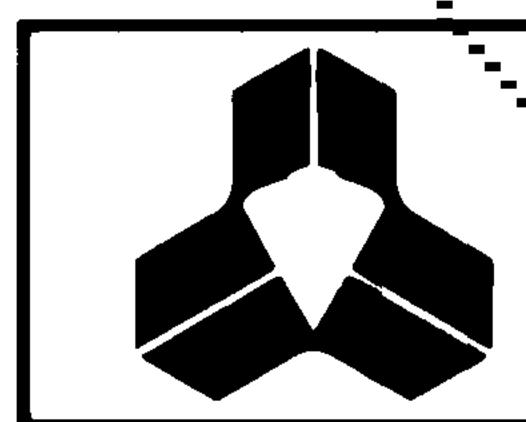
TRACTS 998 AND 999 (NEIGHBORHOOD PARK AND STORMWATER INFILTRATION TRACT) ARE HEREBY GRANTED AND CONVEYED TOBETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1-13, WITH AN EQUAL AND UNDNIDED INTEREST UPON THE RECORDING OF THE PLAT; TOGETHER WITH AN EMERGENCY ACCESS EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON.

F. ANNETTE RIEBAU NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APRIL 5, 2004

<sup>' -</sup>- - - - - - - - <sup>-</sup>

200208235002





Tri-County
Land Surveying Compan
4610 200th St. S.W. Suite A

DRAWN BY B.H. DATE JULY, -2002

CHECKED BY R.S. SCALE N/A

- SHEET

8-07-02

2 OF 4

## PLAT OF POINT RILEY A Portion of the N.W.1/4, N.W.1/4, OF Sec.21, T.31 N., R.5 E., W.M. Snohomish County, Washington 1321.39 21-31-5 S89°40'34°E 659.26-\_\_-- <del>-</del>-----GRAPHIC SCALE LOT 11 ( IN FEET ) 1 inch = 100 ft.LOT 1 LOT 2 TRACT 998 S89°40'34"E 658.85 S89°40'34"E 1317.34 INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND ` - - - - <u>- -</u>\_ TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING ~-------STANDARDS SET BY WAC 332-130-190. - - - - -<sub>-</sub> -FND. CON. MON. IN CASE W/3" BRASS DISK & x 2-21-02 BASIS OF BEARINGS \_-RECORD OF SURVEY RECORDED IN VOL. 11, 1313.35 PAGE 8, -KING-COUNTY, WASHINGTON. THE NORTH LINE OF THE NORTHWEST QUARTER OF \_-SECTION 21, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. \_--BEING NORTH-89'57'24" EAST. DRAWN BY B.H. CHECKED BY R.S. SCALE 1" = 100'8-07-02

